



City of Wheatland

111 C Street – Wheatland, California 95692
Tel (530) 633-2761 – Fax (530) 633-9102

CITY COUNCIL MEETING STAFF REPORT

Date: July 13, 2010
Agenda Item:

Subject: Comment Letter Regarding the Notice of Preparation for the Yuba County 2030 General Plan Update Environmental Impact Report

Prepared by: Tim Raney, Community Development Director

Approved: _____
Stephen L. Wright
City Manager

Recommendation

City staff recommends that the City Council authorize the Mayor to sign the comment letter in response to the Notice of Preparation (NOP) for the Yuba County 2030 General Plan Update Draft Environmental Impact Report (EIR).

Discussion

Background

In 2009, the Yuba County Board of Supervisors provided direction to Yuba County planning staff to prepare a draft General Plan. The County is now in the process of writing the 2030 General Plan Update policy document, while at the same time scoping a program-level EIR to analyze the impacts of the 2030 General Plan Update. The 2030 General Plan Update will address land use, circulation, community design, noise, safety, public facilities and services, parks and recreation, economic development, conservation, open space, and related topics. The EIR for the Yuba County 2030 General Plan Update will analyze potentially significant impacts in unincorporated areas of the County; in particular, the EIR will focus on areas of planned land use change in the unincorporated County.

Analysis

As discussed above, Yuba County is currently preparing a program-level EIR for the 2030 General Plan Update. The County's 2030 General Plan Update will be comprehensive in scope and the EIR will be prepared in accordance with CEQA, implementing guidelines (Guidelines), relevant case law, and County procedures. As a policy document, the General Plan will provide guidance and set standards for several areas of mandatory environmental review for later projects that may be undertaken by local governments and the private sector.

On June 18, 2010, Yuba County released the NOP for the 2030 General Plan Update EIR. The County has requested that jurisdictions within the County (as well as the general public) provide assistance in identifying the scope and content of the EIR by providing comment letters in response to the NOP. Therefore, in response to the NOP, City staff has prepared a comment letter (See Exhibit 1) that raises concerns associated with the following environmental issue areas: Agriculture and Forestry; Air Quality and Climate Change; Hydrology and Water Quality; Land Use and Planning/Population and Housing; Public Services; Transportation/Traffic; and Utilities (including Water, Wastewater, Stormwater, and Solid Waste). City staff must submit the NOP comment letter to Yuba County by 5:00 p.m. on July 19th.

Alternatives

- Alternative 1) Decide not to send a comment letter in response to the NOP for the Yuba County GPU EIR.
- Alternative 2) Provide modifications to the comment letter for incorporation prior to the Mayor's signature.

Fiscal Impact

The cost of providing a comment letter on the Notice of Preparation of the Yuba County General Plan EIR is negligible. However, if Yuba County appropriately addresses the City's comments in the EIR and adequately mitigates the impacts of the Yuba County General Plan on Wheatland, then the City may experience a positive fiscal impact whereby Yuba County development will pay its fair share toward mitigating impacts in the City of Wheatland.

Exhibits

- Exhibit 1 Yuba County GPU EIR NOP Comment Letter